

Property Owners Association Certificate

Magnolia West Homeowners Association

State of Texas §

County of Tarrant §

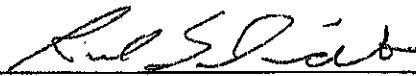
1. Name of Subdivision: Magnolia West
2. Location of Subdivision: Tarrant County
3. Name of Association: Magnolia West Homeowners Association
4. Recording Data for Subdivision: Magnolia West, a subdivision located in Westworth Village, Tarrant County, Texas, according to map or plat thereof recorded in Instrument No. D217268348, Official Public Records, Tarrant County, Texas on 11/20/2017. Amended according to map or plat thereof recorded in Instrument No. D219057937, Official Public Records, Tarrant County, Texas on 3/26/2019.
5. Recording Data for the Declarations: Declarations of Restrictive Covenants, Restriction and Easements for Magnolia West recorded in Instrument No. D218016630, Official Public Records, Tarrant County, Texas on 1/24/2018. First Amendment of Declaration of Restrictive Covenants, Restriction and Easements for Magnolia West recorded in Instrument No. D218275089, Official Public Records, Tarrant County, Texas on 12/17/2018.
6. Other information the Association considers appropriate for the governing, administration or operations of the subdivision and homeowner's association.
 - ◆ Shared use easement agreement between Westworth Park Homeowner's Association and Magnolia West Homeowner's Association recorded in Instrument No. D218021173, Official Public Records, Tarrant County, Texas on 1/30/2018.
 - ◆ Payment Plan Policy, Assessment Collection Policy, Records Production and Copying Policy, Document Retention Policy and Architectural Guidelines recorded in Instrument No. D218038681, Official Public Records, Tarrant County, Texas on 2/23/2018.
7. Name and Mailing Address of Association: Magnolia West Homeowners Association, 4455 Camp Bowle Blvd, #114-43, Fort Worth, Texas 76107.
8. Name, Mailing Address, Phone Number, and e-mail of Designated Representative: Michelle Reese, 253 Magnolia Lane, Westworth Village, Texas 76114, (817)919-6949, sonyamreese@yahoo.com.

9. Amount or Fee for Property Transfer:

- Administrative Transfer Fee: \$100.00
- Resale Package Fee: \$375.00
 - ◆ Rush for Resale Package:
 - One Business Day \$120.00 Three Business Days \$95.00
 - Adding Rush to Existing Order \$75.00 Plus the cost of a Rush
 - ◆ Update for Resale Package:
 - 1-14 Days \$15.00 15-180 Days \$50.00
- Statement of Accounts Only: \$120.00
 - ◆ Rush of Statement of Accounts Only
 - One Business Day \$ 110.00 Three Business Days \$85.00
 - ◆ Update for Statement of Account Only:
 - 1-30 Days No Cost/ 31-45 Days \$50.00/ 46-90 Days \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws and all the other governing documents of the Association, together with obtaining an Official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

The purpose of this certificate is to provide information sufficient for a Title Company to correctly identify the subdivision and contact its governing Association. This Certificate does not purport to identify every publicly recorded document affecting this subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The registered agent for the Association is on file with the Texas Secretary of State.

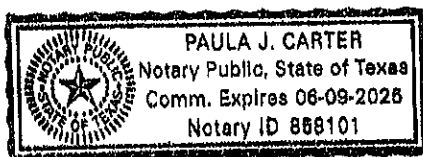


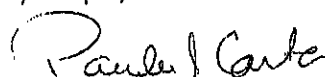
Randall Schmidt,
Secretary of the Association

THE STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this day personally appeared Randall Schmidt, Secretary of Magnolia West Homeowners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of said association.

Given under my hand and seal of office this 26th day of April, 2022.





Notary Public, State of Texas
My commission expires: 6-9-25